083.0	0007	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	854,900 / 854,900
					USE VALUE:	854,900 / 854,900
					ASSESSED:	854,900 / 854,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VREELAND KEVIN A.J.
Owner 2:	VREELAND JOY A
Owner 3:	
Street 1:	52 NEWLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HERSEY ROBERT J & ELISE -
Owner 2:	-
Street 1:	52 NEWLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,797 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Aluminum Exterior and 1801 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5797.000	435,000	4,200	415,700	854,900
Total Card	0.133	435,000	4,200	415,700	854,900
Total Parcel	0.133	435,000	4,200	415,700	854,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.81 | /Parcel: 474.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 52418

GIS Ref

GIS Ref

Insp Date 08/10/18

!6810!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 083.0-0007-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	435,000	4200	5,797.	415,700	854,900	854,900	Year End Roll	12/18/2019
2019	101	FV	325,300	4200	5,797.	409,800	739,300	739,300	Year End Roll	1/3/2019
2018	101	FV	325,300	3600	5,797.	314,800	643,700	643,700	Year End Roll	12/20/2017
2017	101	FV	325,300	3600	5,797.	297,000	625,900	625,900	Year End Roll	1/3/2017
2016	101	FV	325,300	3600	5,797.	273,200	602,100	602,100	Year End	1/4/2016
2015	101	FV	307,900	3600	5,797.	255,400	566,900	566,900	Year End Roll	12/11/2014
2014	101	FV	306,700	3600	5,797.	235,200	545,500	545,500	Year End Roll	12/16/2013
2013	101	FV	306,700	3600	5,797.	235,200	545,500	545,500		12/13/2012

PRINT

Date	Time
12/10/20	21:31:33

LAST REV

Date	Time
08/30/18	18:01:05

apro

6810

USER DEFINED

Prior Id # 1:	52418
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERSEY ROBERT J	34185-137		11/30/2001		370,000	No	No		
	13411-355		3/1/1978		49,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2014	441	Redo Bat	16,000					
2/5/2010	89	Add Att	40,000	C				BUILD PLAYROOM & B
3/9/2005	137	Porch	9,000					
2/5/2005	69	Redo Kit	23,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2018	MEAS&NOTICE	BS	Barbara S
6/17/2014	Info Fm Prmt	PC	PHIL C
6/1/2010	Info Fm Prmt	BR	B Rossignol
11/20/2008	Meas/Inspect	336	PATRIOT
9/14/2005	Permit Visit	BR	B Rossignol
1/27/2002	MLS	MM	Mary M
1/12/2000	Meas/Inspect	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5797		Sq. Ft.	Site		0	70.	1.02	6									415,736						415,700	

Total AC/HA: 0.13308 | Total SF/SM: 5797 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 415,736 | Spl Credit | Total: 415,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28100955
Const Adj.:	0.99989998
Adj $ / SQ:	166.515
Other Features:	96550
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487666
Depreciation:	52668
Depreciated Total:	434998

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	2	Baths:	1	HB	

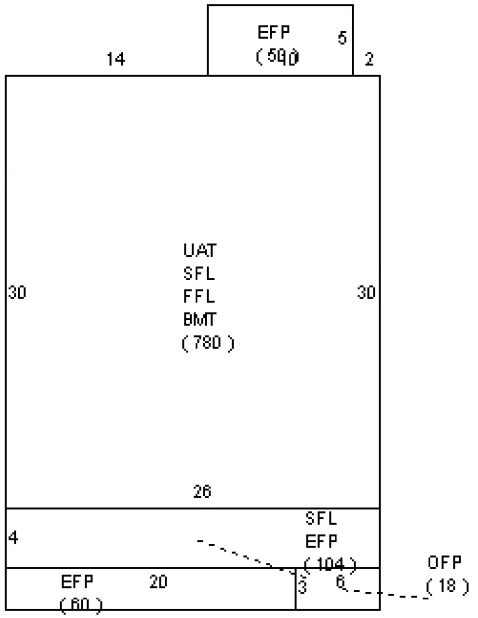
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	2	
Totals			
1	8	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	183.17
Special Features:	0	Val/Su Net:	151.52
Final Total:	435000	Val/Su SzAd	261.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	884	166.510	147,199
BMT	Basement	780	49.950	38,964
FFL	First Floor	780	166.510	129,881
EFP	Enclos Porch	214	39.940	8,548
UAT	Upper Attic	195	109.730	21,398
OFP	Open Porch	18	44.000	792

Net Sketched Area:	2,871			Total:	346,782
Size Ad	1664	Gross Are	3456	FinArea	1801

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0007-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X19	A	AV	1960	25.96	T	40	101			3,600			3,600
19	Patio	D	Y	1	10X12	A	AV	2010	5.38	T	7.2	101			600			600

More:	N	Total Yard Items:	4,200	Total Special Featues:		Total:	4,200